



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 22, 2022

File # 030-22

APPLICANT: Alan Patterson

LOCATION: 1535 East State Street

REQUESTED ACTION: A Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District.

EXISTING USE: Single-family residence

PROPOSED USES: Bed and breakfast

DIMENSIONS: Irregular shape

SQUARE FOOTAGE: 17,474 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	R-1& R-3	Vacant land, Single-family residences
EAST:	R-2	Single-family residences
SOUTH:	R-2	Single-family residences, parking lot
WEST:	R-2	UW Child Development Center

YEAR 2020 PLAN: RL Residential Low Density

SOILS REPORT: #22-58: By considering the current zoning, current land use, Geographical Information Systems maps, and requested Special Use Permit, the Winnebago Soil and Water Conservation District has determined that the proposed bed and breakfast will have no significant impact on the natural resources on the property or surrounding area. Any supporting maps or information are available upon request at the SWCD office (additional fees may apply)

Watershed Impacts: The project area is located in the Spring Creek-Rock Creek watershed and does not have any off-site tributary flow going through the area.

Geologic Information: This site has the Ordovician — Ancell bedrock formation, which is predicted to be between 200 and 400 feet below the land surface.

Rusty Patch Bumble Bee

The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

For more information, visit:

<https://www.fws.gov/midwest/endangered/insects/rpbb/factsheetrpbb.html>.

HISTORY:

File #046-06: A Special Use Permit for an office in an R-2, Two-family Zoning District was approved August 14, 2006 for 1725 East State Street. This property is two (2) blocks east of the subject property.

REVIEW COMMENTS:

The Applicant is requesting a Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District. Exhibit A shows the subject property is located 120 feet west of the East State Street and 12th street intersection. The subject property is surrounded by residential and some commercial uses (Exhibits B & C).

The Applicant, Alan Patterson, is requesting a Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District. Within the C-4 District, a bed and breakfast use is a Special Use. The Zoning Ordinance states “certain land uses that generate significant traffic volumes, that have significant visual impacts due to the use’s outdoor operations, or those uses that have neighborhood impacts due to their size, scale, and hours of operation are subject to the performance standards”.

The Applicant would like the opportunity to operate a five-room bed and breakfast and a parking lot. The Applicant’s proposal would allow for breakfast to be provided. Furthermore, the Applicant would be staying in the innkeeper (owner) quarters on the first floor.

Exhibit D shows the existing layout of the subject property with the existing 3-story main house with deck, detached garage and carriage house. The existing drive has an access point off of East State Street and the alley. Exhibit D shows the Applicant is proposing six (6) parking spaces which is what is required for the bed and breakfast (using the one space per room required for bed and breakfast uses). The existing detached garage could also be used for the parking of cars.

Exhibit E shows the interior floor plan of the bed and breakfast’s first floor. Exhibit E shows the first floor will consist of a dining room, kitchen, host unit, lounge dining, lounge, entry office, and entry. Exhibit F shows the interior floor plan of the bed and breakfast’s second floor. Exhibit F shows the second floor will consist of three (3) bedrooms, three (3) bathrooms, and a closet.

Exhibit G shows the interior floor plan of the bed and breakfast's third floor. Exhibit G shows the third floor will consist of two (2) bedrooms, two (2) bathrooms, storage room, and a hall. Exhibit H shows the interior floor plan of the bed and breakfast's basement. Exhibit H shows the basement will consist of a storage room and mechanical room.

Exhibit I is the business plan for the bed and breakfast. The Applicant explains, "this note is being written as an addition to the Zoning Board of Appeals application for a special use permit for property address 1535 E State ST Rockford, IL 61104 and the purpose of the note is to outline the goal and intent of the operation" (Exhibit I). The Applicant states, "the bed and breakfast will have 5 guestrooms available for guests to purchase for a per night rate and the bed and breakfast will be available for bookings the entire year, seven days a week" (Exhibit I). Additionally, the Applicant explains, "the room rate guests pay for staying at the bed and breakfast will have additional accommodations including: breakfast, access to common areas, and Wi-Fi" (Exhibit I). Finally, the Applicant states, "the property we will operate the bed and breakfast in has 3 floors with the innkeeper (owner) quarters on the 1st floor, 3 guest rooms on the 2nd floor, 2 guest rooms on the 3rd floor, and guests must be 18 years old or older" (Exhibit I).

Exhibit J shows that there have been 10 calls for service for the Police Department in the last 24 months for 1535 East State Street.

Staff believes that the request has the potential to create a sustainable reuse of the home & site and be a good destination for the community while not negatively impacting the neighbors and neighborhood. Staff feels that the Applicants' request is reasonable for the use of the subject property. Staff recommends approval of the applicants' requests subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a bed and breakfast in an R-2, Two-family Residential Zoning District subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a Building Permit for Staff review and approval establishing the bed and breakfast.

See attached findings of fact

SC: DM 06/13/22

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A BED AND BREAKFAST
IN A R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1535 EAST STATE STREET

Approval of this Special Use Permit is based upon the following findings:

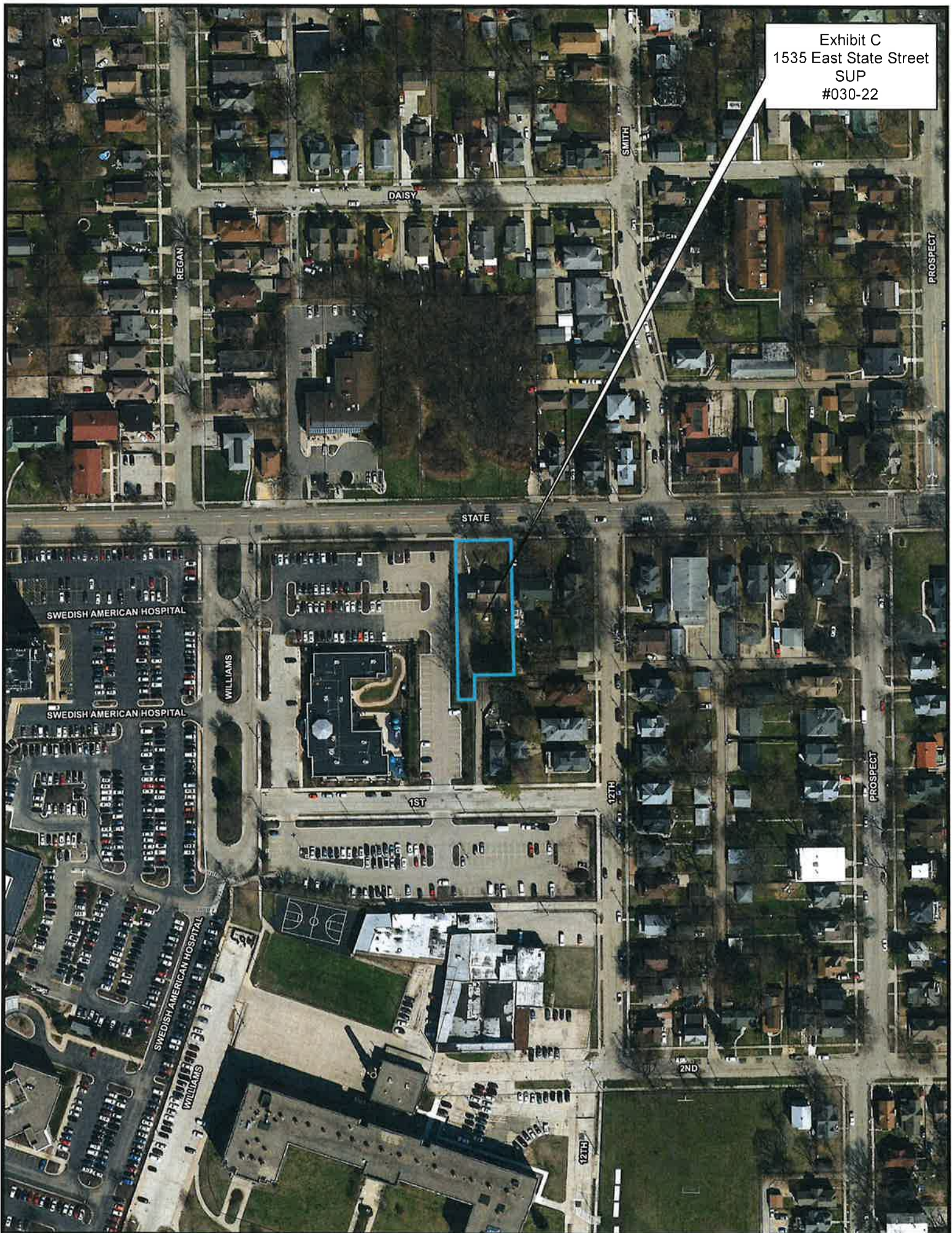
1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-2 District in which it is located.

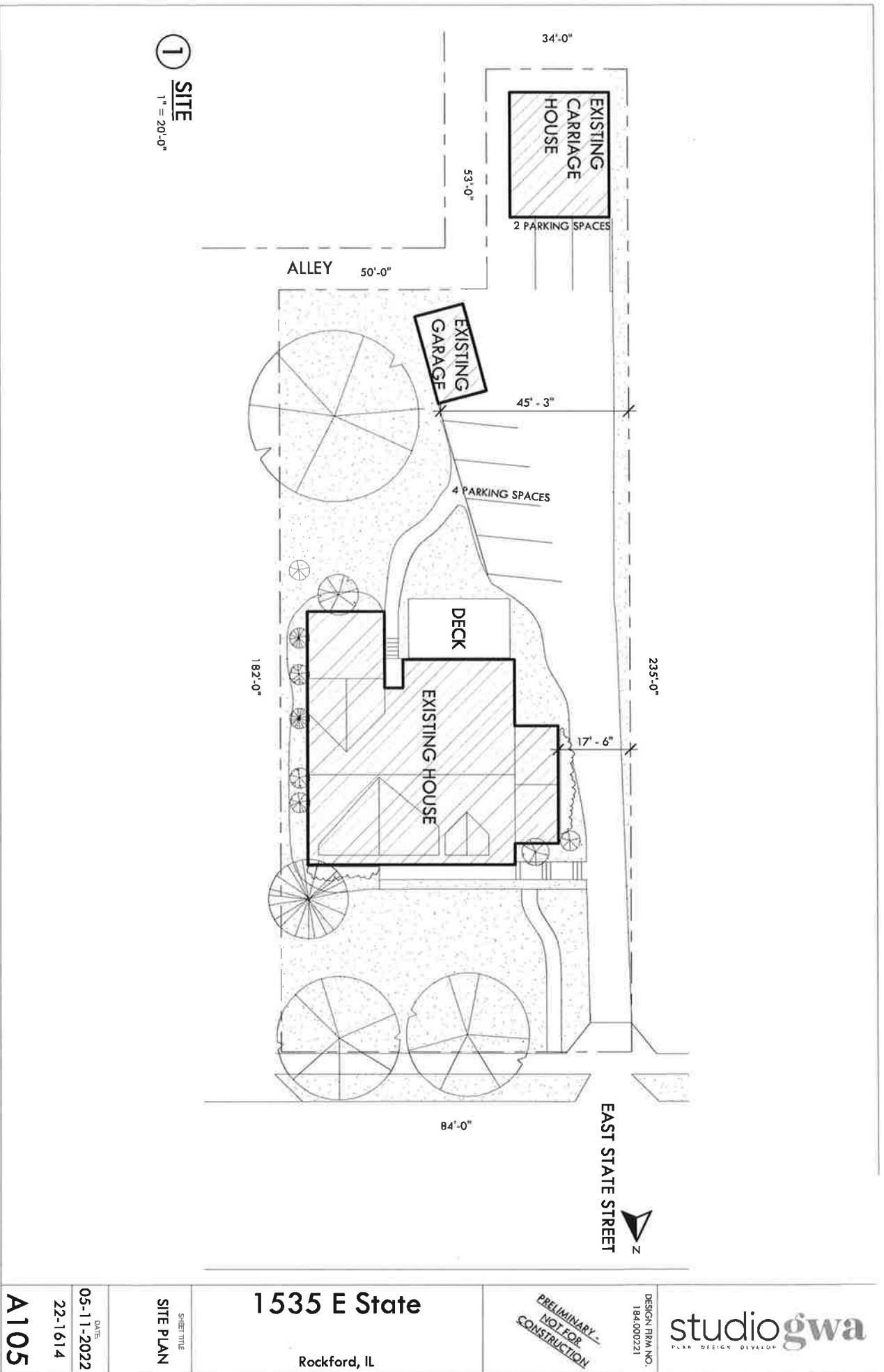
Exhibit A
1535 East State Street
SUP
#030-22

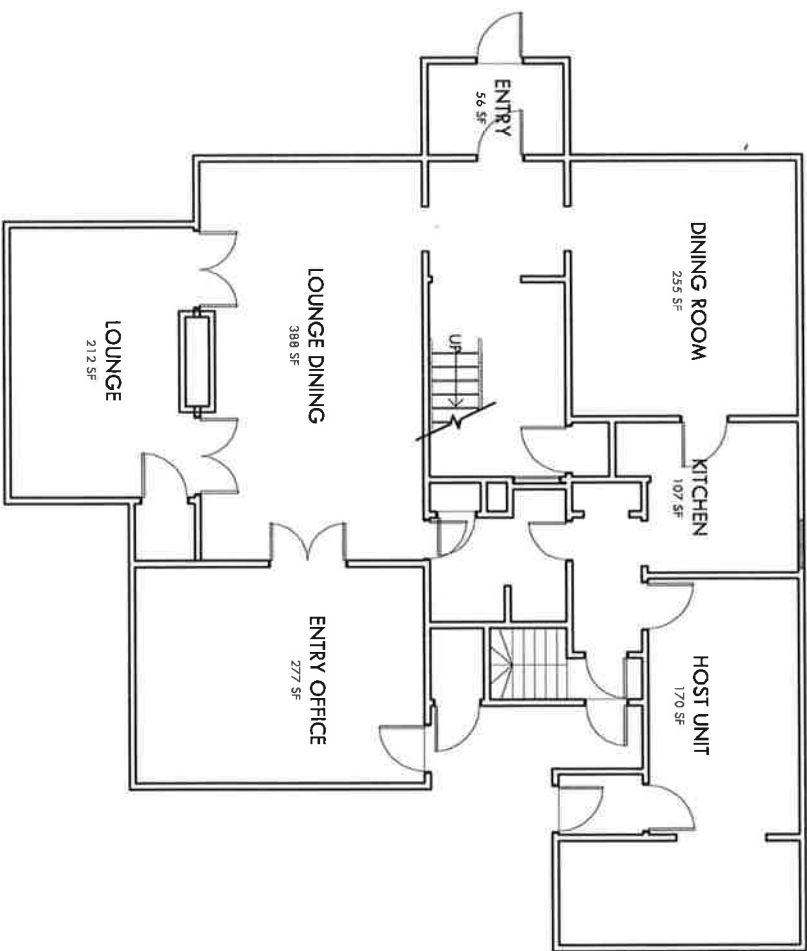


Exhibit B
1535 East Street
SUP
#030-22

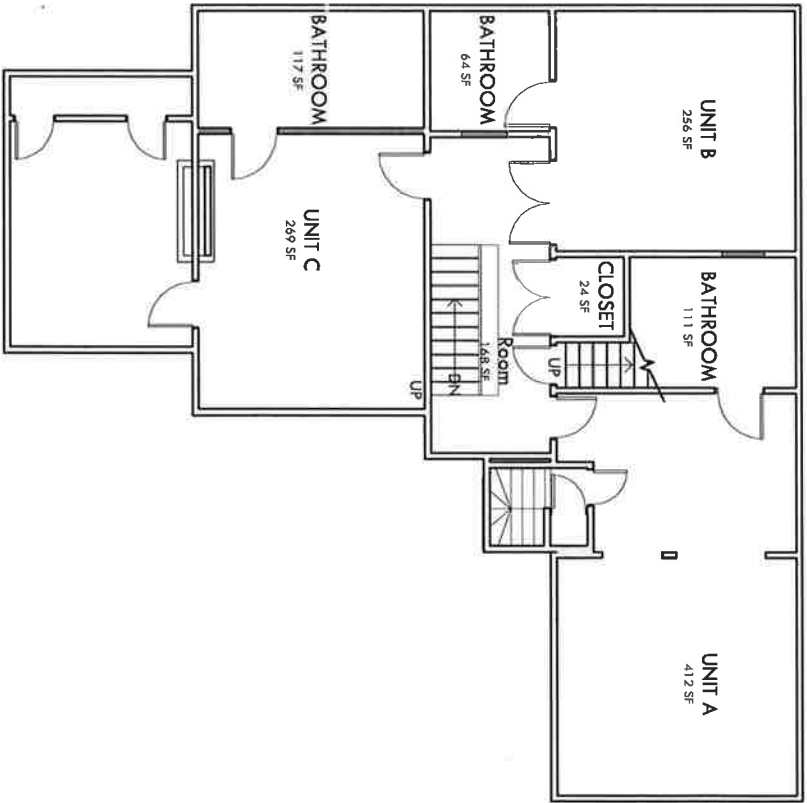
Exhibit C
1535 East State Street
SUP
#030-22





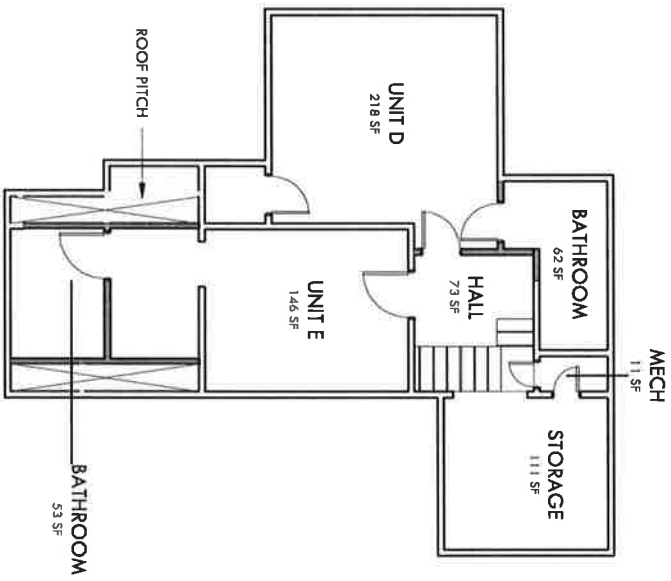


① **FIRST FLOOR EXISTING**
1/8" = 1'-0"

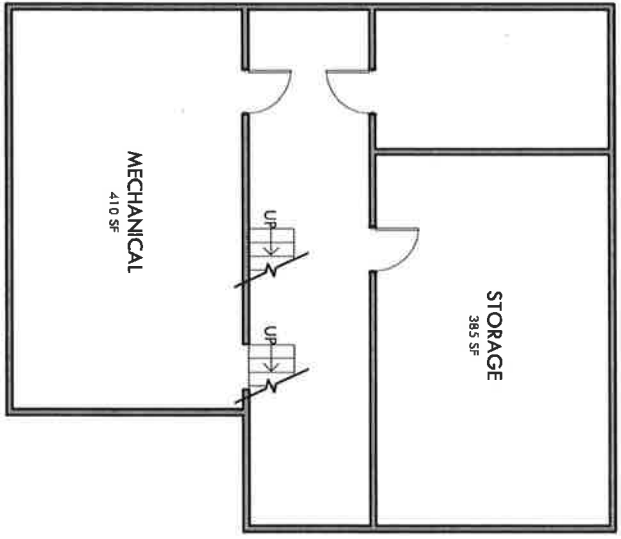


① SECOND FLOOR EXISTING
 1/8" = 1'-0"

 <small>PLAN DESIGN DEVELOP</small>	DESIGN FIRM NO. 184000221 PRELIMINARY - NOT FOR CONSTRUCTION	1535 E State Rockford, IL	SHEET TITLE SECOND FLOOR	DATE 05-11-2022 22-1614 A102
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① THIRD FLOOR EXISTING
 1/8" = 1'-0"



① LOWER LEVEL EXISTING
1/8" = 1'-0"

May 19, 2022

Alan Patterson

2323 Melrose ST

Rockford, IL 61103

1535 E State ST Bed and Breakfast Description

This note is being written as an addition to the Zoning Board of Appeals application for a special use permit for property address 1535 E State ST Rockford, IL 61104. The purpose of the note is to outline to goal and intent of the operation.


Operation

The bed and breakfast will have 5 guestrooms available for guests to purchase for a per night rate. The room rate guests pay for staying at the bed and breakfast will additional accommodations including: breakfast, access to common areas and wifi. The bed and breakfast will be available for bookings the entire year, seven days a week.

Layout

The property we will operate the bed and breakfast in has 3 floors. The innkeeper (owner) quarters on the 1st floor, 3 guests rooms on the 2nd floor, 2 guest rooms on the 3rd floor.

Guests must be 18 years old or older.

 5/19/2022

#030-22

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
21-137138	2021-07-01T14:56:29	1535 E State St	BURGLARY NOT CHECKED	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	Rockford Police Department
21-120422	2021-06-11T12:37:13	1535 E State St	BURGLARY CHECKED	RPT - REPORT	Rockford Police Department
21-117905	2021-06-08T14:12:56	1535 E State St	BURGLARY NOT CHECKED	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	Rockford Police Department
21-112134	2021-06-01T16:57:25	1535 E State St	BURGLARY NOT CHECKED	RPT - REPORT	Rockford Police Department
21-045964	2021-03-08T11:09:18	1535 E State St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
21-043289	2021-03-04T09:48:43	1535 E State St	CRU	RPT - REPORT	Rockford Police Department
21-042620	2021-03-03T12:56:19	1535 E State St	BURGLARY CHECKED	RPT - REPORT / RPT - REPORT	Rockford Police Department
20-098904	2020-12-23T18:22:21	1535 E State St	SUICIDE ATTEMPT	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
20-098752	2020-12-23T14:16:29	1535 E State St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
20-098743	2020-12-23T14:06:29	1535 E State St	SUICIDE ATTEMPT	RPT - REPORT	Rockford Police Department

FILE # 030-22

1534 1st Ave
Rockford, Ill. 61104

Carl J. Frayer Dir.
Development Dept.

We Fred & John Kravich own property
1534 1st Ave. directly behind 1535 E State.

We say NO to special use permit for
1535 E. State St.

(Bury) There is no parking on 1500 block
of E. State St. Therefore the only access
would be the alleys. The alleys run
directly behind and beside our property.
High traffic volume on these alleys
already. No upkeep by city such as
snow plowing - weeds & grass, etc.

These alleys are our only access
to our garage and property. High
traffic volume and parking by hospital
use in front of our property. We
are blocked in by traffic.

Therefore, 1535 E State St. has
no private access for parking.
The alleys aren't there for business
traffic.

I understand an alderman has
a personal interest in this special
use.

Our upstairs unit has been
rented to a gentleman for over 30
years. We love our property!

Thank you for hearing me.

My husband is recovering from
Covid in re-hab and cannot attend
meeting.

Thank you again,
John Kohnick